

ATTACHMENT J2

Bolling AFB Potable Water System

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J2 Bolling AFB Potable Water System

J2.1 Bolling AFB Overview

Bolling AFB occupies 607 acres of land in southeast Washington, D.C. at the confluence of the Potomac and Anacostia Rivers. The Base is contiguous with the South Capital Street/I-295 corridor along its eastern boundary and has approximately one and one half miles of Potomac River shoreline to the west. To the south is the Naval Research Laboratory and on the north is Naval Station Washington, Anacostia (NSWA).

On the base are 61 major operational buildings and 1385 units of military family housing.

The host organization at Bolling AFB is the 11th Wing. The Wing supports Air Force members in the Pentagon, to include the Secretary of the Air Force, the Chief of Staff, and all of the Air Force's senior leadership in the D.C. area. Also supported are some 40,000 personnel in over 80 countries who are not assigned to a MAJCOM. Finally, base level support is provided at Bolling AFB to Air Force and other services personnel, their family members, and retirees.

The Wing's support responsibilities are accomplished by the Wing Commander's staff and four Groups: The 11th Support Group, 11th Logistics Group, 11th Medical Group, and the 11th Operations Group. Unique in the Air Force, the Operations Group consists of the USAF Band, USAF Honor Guard, Arlington National Cemetery Chaplains, and the Ceremonies and Protocol Flight.

J2.2 Water System Description

J2.2.1 Water System Fixed Equipment Inventory

The Bolling AFB water system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the base to the point of demarcation defined by the real estate instruments (Exhibit B). The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The following description and inventory is included to provide the Contractor a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base the proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any rate adjustments based on the accuracy of the following description and inventory.

J2.2.1.1 Description

The existing system consists of approximately 139,280 linear feet of mains that vary from 2 inches to 16 inches in diameter. There are seven metered connections into the three District

of Columbia Water and Sewer Authority (WASA) water distribution mains that serve Bolling AFB. Many of the pipes in the distribution system are over 60 years old.

J2.2.1.2Inventory

Table 1 provides a general listing of the major water system fixed assets for the Bolling AFB water system included in the purchase. The system will be sold in a “as is, where is” condition without any warrant, representation, or obligation on the part of the Government to many any alterations, repairs, or improvements. All ancillary equipment attached to and necessary for operating the system, though not specifically mentioned here in, is considered part of the purchased utility.

TABLE 1
Fixed Inventory
Water Utility System Bolling AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Asbestos Cement/Concrete Pipe	12 inch	22,125	LF	1935 – 1995
Asbestos Cement/Concrete Pipe	10 inch	10,809	LF	1935 – 1995
Asbestos Cement/Concrete Pipe	8 inch	6,325	LF	1935 – 1995
Asbestos Cement/Concrete Pipe	6 inch	20,807	LF	1935 – 1995
Asbestos Cement/Concrete Pipe	4 inch	225	LF	1935 – 1995
Asbestos Cement/Concrete Pipe	3 inch	252	LF	1935 – 1995
Cast Iron Pipe	16 inch	729	LF	1935 – 1995
Cast Iron Pipe	12 inch	5,900	LF	1935 – 1995
Cast Iron Pipe	10 inch	2,316	LF	1935 – 1995
Cast Iron Pipe	8 inch	4,025	LF	1935 – 1995
Cast Iron Pipe	6 inch	12,484	LF	1935 – 1995
Cast Iron Pipe	4 inch	225	LF	1935 – 1995
Cast Iron Pipe	3 inch	504	LF	1935 – 1995
Cast Iron Pipe	2 inch	642	LF	1935 – 1995
Galvanized Steel Pipe	2 inch	1,498	LF	1935 – 1969
PVC Pipe	12 inch	1,475	LF	1969 – 1995
PVC Pipe	10 inch	2,316	LF	1969 – 1995
PVC Pipe	8 inch	1,150	LF	1969 – 1995
PVC Pipe	6 inch	8,323	LF	1969 – 1995
PVC Pipe	4 inch	112	LF	1969 – 1995
PVC Pipe	3 inch	504	LF	1969 – 1995
PVC Pipe	2 inch	2,140	LF	1969 – 1995
PVC Pipe	1 inch	2,423	LF	1969 – 1995

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
Valve, Gate	12 inch	107	EA	1935 – 1995
Valve, Gate	10 inch	56	EA	1935 – 1995
Valve, Gate	8 inch	42	EA	1935 – 1995
Valve, Gate	6 inch	151	EA	1935 – 1995
Valve, Gate	4 inch	4	EA	1935 – 1995
Valve, Water Service	1 inch	200	EA	1935 – 1995
Fire Hydrant with Service Valve		171	EA	1935 – 1995
Elevated Storage Tank (Total capacity in gal)	None			
Ground Level Storage Tank (Total capacity in gal)	None			
Underground Storage Tank (Total capacity in gal)	None			
Wells	None			
Potable Water Pump Station (Total hp)	None			
Backflow Devices		3	EA	1995
Water Tank Cathodic Protection System	None			

PVC = Polyvinyl chloride

EA = Each

LF = Linear Feet

J2.2.2 Water System Non-Fixed Equipment and Specialized Tools Inventory

Table 2 lists the other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment and tools prior to submitting his bid. Offerors shall make his own determination of the adequacy of all equipment and tools. The successful Contractor shall provide any and all equipment and tools, whether included in the purchase or not, to maintain a fully operating system under the terms of this contract.

TABLE 2

Spare Parts

Water System Bolling AFB

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Water System Bolling AFB

Description	Quantity	Location	Maker
None			

J2.2.3 Water System Manuals, Drawings, and Records Inventory

Table 4 provides a listing of manuals, drawings, and records that will be transferred with the system (e.g. water quality records, flow studies, etc.).

TABLE 4
Manuals and Records
Water System Bolling AFB

Qty	Item	Description	Remarks
1	Water Distribution System Drawings	Drawing G-1 of the Comprehensive Plan	CADD Format
1	Concept Study Install Irrigation Systems	Project BXUR 91-1043	Hard Copy
1	Replace/Add Water Mains And Valves	Project BXUR 95-1042, July 1955	Hard Copy
1	Infrastructure Master Plan	Copy of the chapter on the potable water system, August 1998	Hard Copy

J2.3 Requirements and Standards

The service requirements and standards for the Bolling AFB water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following standards are specific to the Bolling AFB water distribution system and are in addition to those found in Section C. If there is a conflict between standards described below and Section C, the standards listed below take precedence over those found in Section C.

1. Applicable Sections of MIL Hand Book 1008C

J2.4 Current Service Arrangement

The District of Columbia Water and Sewer Authority (WASA) provides potable water to Bolling AFB. As required by this contract, the Contractor shall demonstrate the ability to meet and shall establish the requirements to provide wastewater service to Bolling AFB. Potable water consumption during Fiscal Year 1999 was approximately 155 million gallons.

J2.5 Secondary Metering

The Base may require secondary meters for internal billings of their reimbursable customers, utility usage management, and conservation monitoring. The Contractor shall assume full ownership and responsibility for existing and future secondary meters IAW Paragraph C.3. This includes the 7 master meters owned by Bolling AFB.

J2.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings once a month for all secondary meters IAW Paragraph C.3 and J2.6 below.

TABLE 5
Existing Secondary Meters
Water System Bolling AFB

Meter Location	Meter Description (Type)
East side of Bldg 6000	8" and 6"(?) Compound Meter
Westover Ave near Duncan Ave	12" Compound Meter
Westover Ave near Dinger St	8" Compound Meter
Westover Ave near Rice St	12" Compound Meter
Westover Ave near Angel St	10" Compound Meter
Chappie James Blvd near McGuire Ave	10", 6"(?), and 1½" Compound Meter
Arnold Ave near Randolph Circle	10", 6"(?), and 1½" Compound Meter
NorthWest side of Bldg 6000	8" Compound Meter
Base Exchange	6"(?), and 3/4" Compound Meter
Car Care Center	2" Compound Meter

J2.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in Table 6. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J2.6 below.

TABLE 6
New Secondary Meters
Water System Bolling AFB

Meter Location	Pipe Line Size in inches	Meter Description
Building 18 water supply to the Central Chilled Water Plant	4	To Read Gallons
Building 18 water supply to the Central Heat Plant	4	To Read Gallons
Swimming Pool	Main Pool – 6	To Read Gallons
Swimming Pool	Jr./Baby Pool – 2	To Read Gallons
Swimming Pool	Bathhouse – 2-1/2	To Read Gallons
Building 523, Launderette	1-1/2	To Read Gallons
Building 4570, Commissary	3	To Read Gallons
Building 4447, Bolling Federal Credit Union	1-1/2	To Read Gallons
Building 5, Fire Station	3	To Read Gallons
Building 1302, Blanchard Barracks, Navy	6 (Whole Bldg.)	To Read Gallons

Meter Location	Pipe Line Size in inches	Meter Description
Building 10, Post Office	1-1/2	To Read Gallons
Building 50, Officers Club	4	To Read Gallons
Building 90, Marina Office	1	To Read Gallons
Building 928, MWR Equipment Rental	2	To Read Gallons
Building 1307, Community Center	2-1/2	To Read Gallons
Building 1310, Bowling Lanes	2	To Read Gallons
Building 2482, Slip Inn	1-1/2	To Read Gallons
Building 2565, NCO Club	2-1/2	To Read Gallons

J2.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW paragraph G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: Financial Management Section Chief, 11CES/CERF
Address: 370 Brookley Avenue, Washington DC 20332-5000
Phone number: 202-404-6516

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: Maintenance Engineering Section Chief, 11CES/CEOE
Address: 370 Brookley Avenue, Washington DC 20332-5000
Phone number: 202-404-8204

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: Maintenance Engineering Section Chief, 11CES/CEOE
Address: 370 Brookley Avenue, Washington DC 20332-5000
Phone number: 202-404-8204

J2.7 Water Conservation Projects

IAW paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes.

None.

J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Bolling AFB boundaries.

J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the Bolling AFB water distribution system.

J2.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** lists service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water System Bolling AFB

Location	Description
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None.

J2.11 Government Recognized System Deficiencies

TABLE 8 PROVIDES A LISTING OF SYSTEM IMPROVEMENTS THAT THE GOVERNMENT HAS PLANNED. THE GOVERNMENT RECOGNIZES THESE IMPROVEMENT PROJECTS AS REPRESENTING CURRENT DEFICIENCIES ASSOCIATED WITH THE BOLLING AFB WATER DISTRIBUTION SYSTEM. IF THE UTILITY SYSTEM IS SOLD, THE GOVERNMENT WILL NOT ACCOMPLISH THESE PLANNED IMPROVEMENTS. THE CONTRACTOR SHALL MAKE A DETERMINATION AS TO ITS ACTUAL NEED TO ACCOMPLISH AND THE TIMING OF ANY AND ALL SUCH PLANNED IMPROVEMENTS. CAPITAL UPGRADE PROJECTS SHALL BE PROPOSED THROUGH THE CAPITAL UPGRADES AND RENEWAL AND REPLACEMENT PLAN PROCESS AND WILL BE RECOVERED THROUGH [SCHEDULE L-3](#). RENEWAL AND REPLACEMENT PROJECTS WILL BE RECOVERED THROUGH [SUB-CLIN AB](#).

TABLE 8
System Improvement Projects
Water System Bolling AFB

The system is not capable of providing fire protection flow of 1,500 gpm with 20 psi residual pressure for the following areas of the Base. (For specific locations refer to : Infrastructure Master Plan, August 1998- chapter on the potable water system):

Project Location	Project Description
Wright Circle	Improve flow of water for fire protection
McGuire Avenue to Giovanolli Street	Improve flow of water for fire protection
6-inch main north of Building 2482	Improve flow of water for fire protection
March Circle	Improve flow of water for fire protection
Scott Circle	Improve flow of water for fire protection
Eglin Way	Improve flow of water for fire protection
Westover Avenue south of Tyndall Street	Improve flow of water for fire protection
Patrick Circle	Improve flow of water for fire protection
Duncan Avenue between Angell Street and Tyndall Street	Improve flow of water for fire protection
Tyndall Street	Improve flow of water for fire protection
Theisen Street	Improve flow of water for fire protection
6-inch lateral west of building 1301, Dining Hall	Improve flow of water for fire protection

Refer to Bolling Air Force Base Infrastructure Master Plan for additional information